

# **City of Coral Gables**

*405 Biltmore Way  
Coral Gables, FL 33134  
www.coralgables.com*



## **Agenda - Final Revised**

**Tuesday, March 12, 2024**

**9:00 AM**

**City Hall, Commission Chambers**

### **City Commission**

*Mayor Vince Lago  
Vice Mayor Rhonda Anderson  
Commissioner Melissa Castro  
Commissioner Ariel Fernandez  
Commissioner Kirk R. Menendez*

*Amos Rojas, Jr., City Manager  
Cristina M. Suárez, City Attorney  
Billy Y. Urquia, City Clerk*

**The City of Coral Gables will be holding its Regular Meeting on Tuesday, March 12, 2024 commencing at 9:00 a.m.**

**Members of the public may participate in person, but are also able to participate via the Zoom platform. Members of the public may join the meeting via Zoom at (<https://zoom.us/j/3054466800>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 3054466800. To speak prior to the City Commission taking action on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone, you can "Raise your Hand" by pressing \*9.**

**The public may comment on an item on the agenda using the City's already-established e-comment function which may be found on the City's website at: [www.coralgables.com/commissionmeetings](http://www.coralgables.com/commissionmeetings)) once the meeting's agenda is published or by sending an email to [cityclerk@coralgables.com](mailto:cityclerk@coralgables.com) prior to the start of the meeting.**

**The Meeting will also be broadcasted live for members of the public to view on the City's website [www.coralgables.com/cgtv](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.**

**CALL TO ORDER****INVOCATION**

*Rev. Hedy Collver - Senior Pastor - First United Methodist Church of Coral Gables*

**PLEDGE OF ALLEGIANCE****A. PRESENTATIONS AND PROTOCOL DOCUMENTS**

- A.-1. [24-7164](#) Presentation of a Proclamation declaring March 21, 2024 as "Michael Turbeville Day" in Coral Gables.
- A.-2. [24-6961](#) Presentation of a Proclamation declaring March 2024 as "Women's History Month" in Coral Gables.
- A.-3. [24-7075](#) Congratulations to Captain Thaddeus Ovcarich recipient of the City of Coral Gables "Firefighter of the Year Award," for 2023.

**B. APPROVAL OF MINUTES**

- B.-1. [24-7105](#) Regular City Commission Meeting of February 13, 2024.

**C. PUBLIC COMMENTS**

*During this portion of the meeting, an individual may address the City Commission on an item that is on the agenda or on a matter which is not on the agenda, but within the scope of the City Commission's jurisdiction. If the individual wishes to address the City Commission on an item that is on the agenda, the individual shall not be given an opportunity to speak again once the item is called. An individual who wishes to speak during a public hearing where the City Commission is sitting in a quasi-judicial capacity, must speak during the public hearing for that item.*

*Individuals who speak during the open public comment portion of the meeting shall be given three (3) minutes during which to address the City Commission. At the conclusion of one (1) hour, if the open public comment section of the meeting has not ended, it shall end automatically, in order to proceed with the rest of the agenda.*

**D. CONSENT AGENDA**

*All items listed within this section entitled "Consent Agenda" are considered to be self-explanatory and are not expected to require additional review or discussion, unless a member of the City Commission or a citizen so requests, in which case, the item will be removed from the Consent Agenda and considered along with the regular order of business. Hearing no objections to the items listed under the "Consent Agenda", a vote on the adoption of the Consent Agenda will be taken.*

- D.-1. [24-6915](#) A Resolution of the City Commission approving a Statewide Mutual Aid Agreement with Florida Division of Emergency Management; providing for authorization; providing for implementation; and providing for an effective date.
- D.-2. [24-7104](#) A Resolution of the City Commission accepting the recommendation of the Innovations and Technology Department to waive the competitive process to purchase Zoning and Land Use management software and support as a "Special Procurement/Bid Waiver," pursuant to Section 2-691 of the Procurement Code at a total cost of \$150,000.
- D.-3. [24-7111](#) A Resolution of the City Commission authorizing the acceptance of modification no. 5 of grant funds to Agreement no. G22MI0016A funds in the amount of \$64,362.18 on behalf of the Coral Gables Police Department as part of the Office of National Drug Control Policy (ONDCP) High Intensity Drug Trafficking Areas (HIDTA) Program to support Fiscal Year 2023-2024 operations of the South Florida Money Laundering Strike Force; and authorizing an amendment to the Fiscal Year 2023-2024 annual budget to recognize the \$64,362.18 grant modification no. 5 as revenue and to appropriate such funds to put toward the cost of the program.
- D.-4. [24-7116](#) A Resolution of the City Commission authorizing an Amendment to the Temporary License Agreement between the City of Coral Gables and Ben & Giules, Inc., with regard to the premises located at 290 Miracle Mile, Coral Gables, Florida, 33134, extending the term for twelve (12) months (April 1, 2024- March 31, 2025) increasing the License Fee to \$3,500.00 per month and the security deposit.
- D.-5. [24-7161](#) A Resolution of the City Commission accepting a recommendation to waive the competitive process of the Procurement Code and purchase the LUCAS and Lifepak 15 Annual Maintenance Service for the Fire Department as a "Sole Source Procurement", pursuant to Section 2-689 of the City's Procurement Code at a total cost of \$28,325.40.
- D.-6. [24-7171](#) A Resolution of the City Commission confirming the appointment of Maribel Amanda Requena (Nominated by Commissioner Fernandez) to serve as a member of the Cultural Development Board, for a two (2) year term which will begin on June 1, 2023 and continues through May 31, 2025.

**1. Presentation of Boards and/or Committees minutes requesting no action from the City Commission:**

- 1.-1. [24-7107](#) Construction Regulation Board Meeting of February 12, 2024.
- 1.-2. [24-7115](#) Economic Development Board Meeting of February 7, 2024.
- 1.-3. [24-7084](#) International Affairs Coordinating Council Meeting of January 22, 2024.
- 1.-4. [24-7170](#) Parks and Recreation Advisory Board Meeting of February 7, 2024.
- 1.-5. [24-7157](#) Parks and Recreation Youth Advisory Board Meeting of February 7, 2024.
- 1.-6. [24-7159](#) Parks and Recreation Youth Advisory Board Meeting of March 5, 2024.
- 1.-7. [24-6970](#) Planning and Zoning Board Meeting of January 10, 2024.
- 1.-8. [24-7158](#) Senior Citizens Advisory Board for February 1, 2024.
- 1.-9. [24-7082](#) Waterway Advisory Board Meeting of February 7, 2024.

**2. Presentation of Boards and/or Committees draft/final minutes requesting action from the City Commission [Note: A vote to accept the minutes does not mean approval of the substance within the minutes]:**

**Agenda Items 2-1 and G-1 are related**

- 2.1. [24-7077](#) A Resolution of the Coral Gables Retirement Board requesting that the Coral Gables City Commission waive the residency requirement of Qualified Members nominated for the Retirement Board so long as they work in the City of Coral Gables.

## E. PUBLIC HEARINGS

*All Individuals testifying in a quasi-judicial proceeding shall be sworn in.*

*Presentations made to the City Commission are subject to the City's False Claims Ordinance, Ch. 39 of the City of Coral Gables Code.*

### ORDINANCES ON SECOND READING

- E.-1. [23-5979](#) An Ordinance of the City Commission granting approval of proposed amendments to the text of the City of Coral Gables Comprehensive Plan Future Land Use Element, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to provide for additional building height up to one hundred and thirty-seven feet and six inches with parks incentives if developed pursuant to the Design & Innovation District regulations; and clarifying the Design & Innovation District as a Transfer of Development Rights receiving area; providing for a repealer provision, severability clause, codification, and providing for an effective date. (Readoption of Ordinance No. 2023-34)  
)
- E.-2. [23-6828](#) An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code, Creating Section 5-314 "Window and Hurricane Shutters" to regulate the closure of window and hurricane shutters and amending the City Code, Chapter 1-General Provisions, Section 1-7 entitled "Penalties" to provide a penalty for the closure of window and hurricane shutters outside of the hurricane season; providing for severability clause, repealer provision, codification, and providing for an effective date. (02 20 2024 PZB approved with conditions, Vote: 5-0)  
(Sponsored by Commissioner Fernandez)
- E.-3. [23-6827](#) An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, amending Article 1, "General Provisions," Section 1-104 "Jurisdiction and Applicability," amending provisions for the siting of city facilities to include facilities for workforce housing that are owned, financed, or operated by the City, the County, or other public (governmental) entity as required by the Code of Miami-Dade County Section 33-193.7 "Applicability in the Incorporated and Unincorporated Areas; Minimum Standards; Exemptions.," providing for repealer provision, severability clause, codification, and providing for an effective date. (02 20 2024 PZB no recommendation, Vote: 3-2)

**Time Certain 2:00pm (Agenda Items E-4 and E-11 are related)**

- E.-4. [23-6566](#) An Ordinance of the City Commission approving a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a proposed Publix grocery store and liquor store on the property legally described as Lots 1 through 48, Block 8, Coral Gables Crafts Section (2551 Le Jeune Rd), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date. (11 08 2023 PZB recommended approval with conditions, Vote: 5-1)

Lobbyist: Mario Garcia-Serra

**ORDINANCES ON FIRST READING****Time Certain 3:00pm (Agenda Items E-5, E-6, E-7, E-8, E-9 and E-10 are related)**

- E.-5. [23-6704](#) An Ordinance of the City Commission amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (LPA review) (12 13 2023 PZB recommended denial, Vote: 3-3)

Lobbyist: Javier Fernandez

- E.-6. [23-6705](#) An Ordinance of the City Commission making zoning district boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," for Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section from Mixed-Use 1 (MX1) District to Mixed-Use 3 (MX3) District (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga); providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (12 13 2013 PZB no recommendation, Vote: 3-3)

Lobbyist: Javier Fernandez

- E.-7. [23-6706](#) An Ordinance of the City Commission approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the twenty (20) foot wide alley which is approximately one hundred and fifty-five (155) feet in length lying between Lots 12 thru 18 and Lots 11 and 19 in Block 29, Crafts Section (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (12 13 2023 PZB recommended approval, Vote: 4-2)

Lobbyist: Javier Fernandez

## RESOLUTIONS

### **Time Certain 3:00pm (Agenda Items E-5, E-6, E-7, E-8, E-9 and E-10 are related)**

- E.-8. [23-6707](#) A Resolution of the City Commission approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for a Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (12 13 2023 PZB recommended approval, Vote: 4-2)

Lobbyist: Javier Fernandez



- E.-9. [23-6708](#) A Resolution of the City Commission approving Mixed-Use Site Plan and Encroachment review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (12 13 2023 PZB recommended approval with conditions, Vote: 4-2)

Lobbyist: Javier Fernandez

- E.-10. [23-6709](#) A Resolution of the City Commission approving the Tentative Plat entitled "Ponce Park Residences" pursuant to Zoning Code Article 14, "Process," Section 14-210, "Platting/Subdivision," being a re-plat of 42,543 square feet (0.977 acres) into a single tract of land on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with a 1,318 square feet portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way and dedication of 1,725 square feet; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (12 13 2023 PZB recommended approval, Vote: 4-2)

Lobbyist: Javier Fernandez

**Time Certain 2:00pm (Agenda Items E-4 and E-11 are related)**

- E.-11. [23-6565](#) A Resolution of the City Commission approving Conditional Use Review of a Site Plan pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Publix grocery store and liquor store on the property legally described as Lots 1 through 48, Block 8, Coral Gables Crafts Section (2551 Le Jeune Rd), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date. (11 08 2023 PZB recommended approval with conditions, Vote: 5-1)

Lobbyist: Mario Garcia-Serra

**F. CITY COMMISSION ITEMS**

- F.-1. [24-6982](#) Update on Le Parc Cafe.  
(Sponsored by Commissioner Fernandez)
- F.-2. [24-7004](#) Update on pickleball courts in Parking Garage 4.  
(Sponsored by Commissioner Fernandez)
- F.-3. [24-7145](#) Discussion regarding state legislation concerning gas-powered leaf blowers.  
(Sponsored by Vice Mayor Anderson)
- F.-4. [24-7163](#) Discussion regarding Vision Zero and Pedestrian Safety.  
(Sponsored by Vice Mayor Anderson)
- F.-5. [24-7165](#) Discussion regarding electric scooters.  
(Sponsored by Commissioner Castro)
- F.-6. [24-7175](#) Discussion regarding the City's Morale Committee.  
(Sponsored by Commissioner Castro)

**Time Certain 10:00am (Agenda Items F-7, F-8, F-9, and F-10 are related)**

- F.-7. [24-7117](#) A Resolution of the City Commission renaming the city owned property currently named William A. Cooper Park located at 4920 Washington Drive, to include William Cooper's wife and long-time community activist, Leona Cooper, with the name "William and Leona Cooper Park."  
(Sponsored by Mayor Lago)  
(Co-Sponsored by Commissioner Fernandez)  
(Co-Sponsored by Commissioner Menendez)
- F.-8. [24-7118](#) A Resolution of the City Commission naming the recently acquired city property located at Toledo Street and Alava Avenue in honor of the city's first and only female mayor, Dorothy Thomson, whose involvement in the sale of the property to the city was integral to making this space a community park, with the name "Mayor Dorothy H. Thomson Park."  
(Sponsored by Mayor Lago)  
(Co-Sponsored by Commissioner Fernandez)  
(Co-Sponsored by Commissioner Menendez)

- F.-9. [24-7119](#) A Resolution of the City Commission renaming the city owned property currently named Sunrise Harbor Park located at 25 E Sunrise Avenue in honor of Sallye and James Jude who were both long-time community activists and whose contributions led to the advancement of modern medicine, with the name "The James and Sallye Jude Park."  
(Sponsored by Mayor Lago)  
(Co-Sponsored by Commissioner Fernandez)  
(Co-Sponsored by Commissioner Menendez)
- F.-10. [24-7120](#) A Resolution of the City Commission renaming the city owned property currently named Tiziano Park located at 7700 Old Cutler Road in honor of fallen Pararescuemen, Staff Sergeant Carl Philippe Enis of the 308th Rescue Squadron with the name "Staff Sergeant Carl Enis Veterans Memorial Park."  
(Sponsored by Mayor Lago)  
(Co-Sponsored by Commissioner Fernandez)  
(Co-Sponsored by Commissioner Menendez)
- F.-11. [24-7173](#) A Resolution of the City Commission directing City Staff to fund and deploy school crossing guards at Coral Gables Senior High School, and directing City Staff to conduct a review of current traffic patterns and conditions near Coral Gables Senior High School.  
(Sponsored by Commissioner Castro)
- F.-12. [24-7174](#) A Resolution of the City Commission in support of County Commissioner Regalado's efforts to allow cities additional oversight and regulations of e-bikes, motorized scooters, and micromobility devices on County roads within incorporated areas of Miami-Dade County.  
(Sponsored by Commissioner Castro)

## G. BOARDS/COMMITTEES ITEMS

### Agenda Items 2-1 and G-1 are related

- G.-1. [24-7076](#) A Resolution of the City Commission granting approval of a residential waiver (by a four-fifths vote of the City Commission) for James Gueits (Nominated by Interim City Manager Parjus), in accordance with Section 2-52(b)(2) of the City Code, to serve as a member of the Coral Gables Retirement Board - General Employees, for a two (2) year term, which begins on June 1, 2023 and through May 31, 2025.

**H. CITY MANAGER ITEMS**

- H.-1. [24-7108](#) A Resolution of the City Commission calling a Special Election on the proposed non-binding straw ballot question to be held on August 20, 2024; providing for submission of a non-binding straw ballot question to the electors related to the possible annexation of Little Gables; providing for requisite ballot language; providing for procedure for balloting; providing for notice; providing for related matters; and providing for an effective date.
- H.-2. [24-7112](#) A Resolution of the City Commission authorizing the acceptance of Modification No. 1 of grant funds to Agreement No. G23MI0016A funds in the amount of \$313,237.79 on behalf of the Coral Gables Police Department as part of the Office of National Drug Control Policy (ONDCP) High Intensity Drug Trafficking Areas (HIDTA) Program to support Fiscal Year 2023-2024 operations of the South Florida Money Laundering Strike Force; and authorizing an amendment to the Fiscal Year 2023-2024 Annual Budget to recognize the \$313,237.79 grant Modification No. 1 as revenue and to appropriate such funds to put toward the cost of the program.
- H.-3. [24-7149](#) A Resolution authorizing the execution of a sewer improvement agreement between Regency Park, LLC, and the City of Coral Gables, subject to the requirements of the Public Works Department and provided that the executed agreement be made part of this resolution authorizing an amendment to the fiscal year 2023-2024 annual budget to recognize \$475,000 contribution toward the city sewer improvement fund as revenue and to appropriate such funds to be used towards sewer improvements.

**I. CITY ATTORNEY ITEMS**

None

**J. CITY CLERK ITEMS**

None

**K. DISCUSSION ITEMS**

*This time is for informal discussion among the City Commissioners, the City Manager and the City Attorney*

## ADJOURNMENT

### NOTE

*Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.*

*Any person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceeding upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based.*

*Any person making impertinent or slanderous remarks or who become boisterous while addressing the Commission, shall be barred from further audience before the Commission by the Chair, unless permission to continue or again address the Commission is granted by the majority vote of the Commission Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.*

*Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City 's ADA Coordinator Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.*

**Billy Y. Urquia**  
**City Clerk**